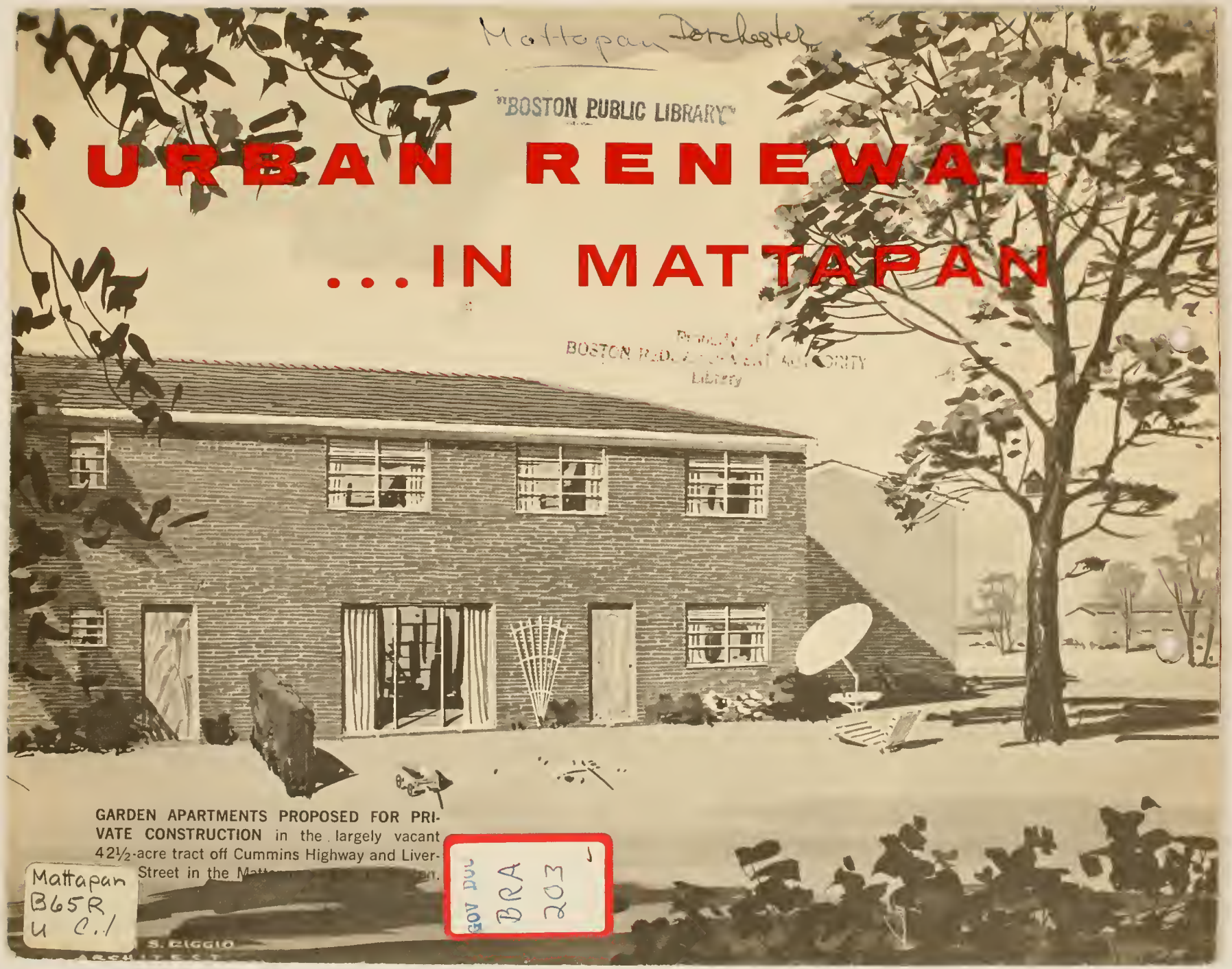
Mattapan Dorchester

"BOSTON PUBLIC LIBRARY"

URBAN RENEWAL

...IN MATTAPAN

Property of
BOSTON REDEVELOPMENT AUTHORITY
Library



GARDEN APARTMENTS PROPOSED FOR PRIVATE CONSTRUCTION in the largely vacant 42½-acre tract off Cummins Highway and Liver- Street in the Matt[illegible].

S. BIGGIO
ARCHITECT

Mattapan
B65R
U C.1

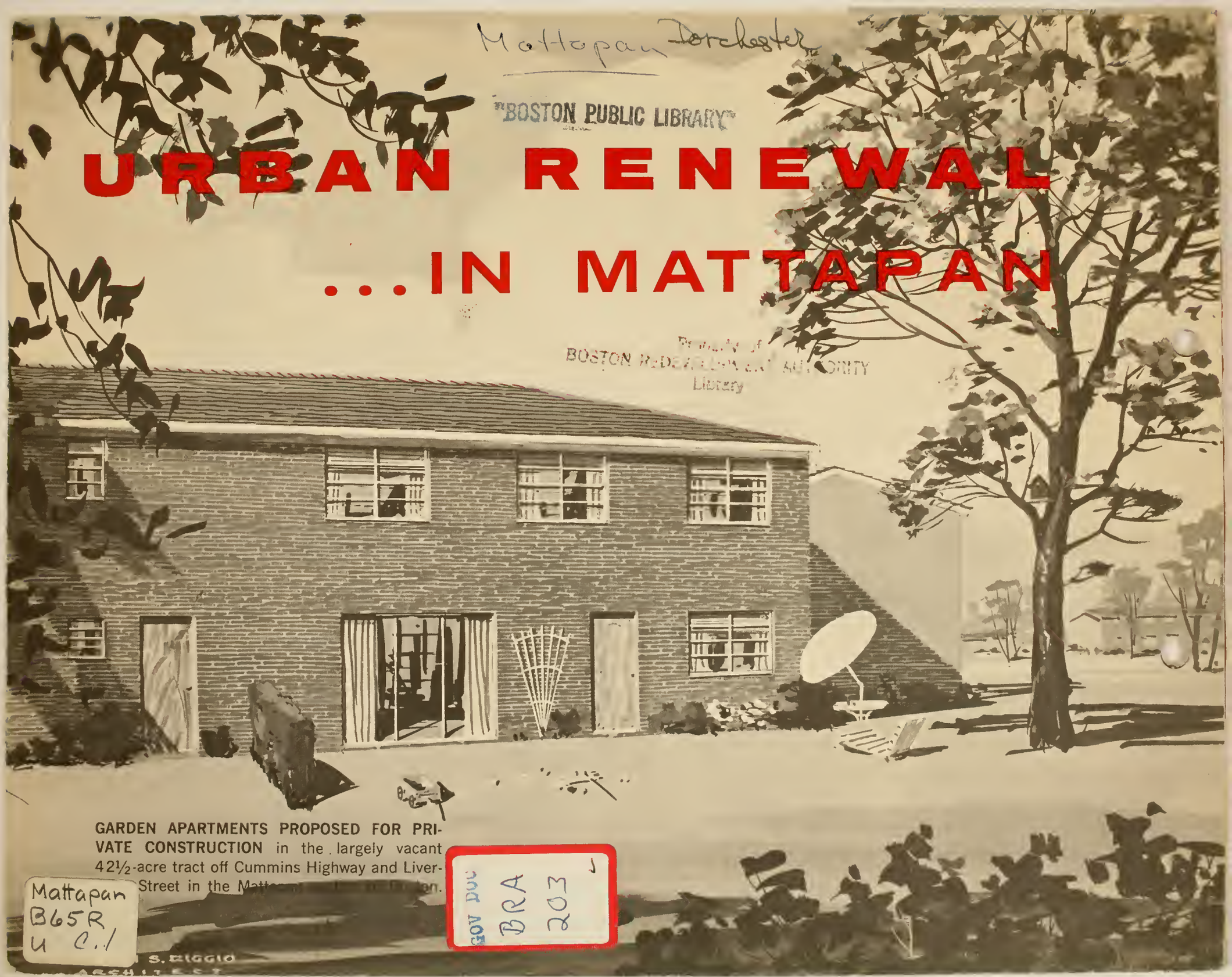
GOV DOC
BRA
203

Mattapan Dorchester

"BOSTON PUBLIC LIBRARY"

URBAN RENEWAL ...IN MATTAPAN

Property of
BOSTON REDEVELOPMENT AUTHORITY
Library

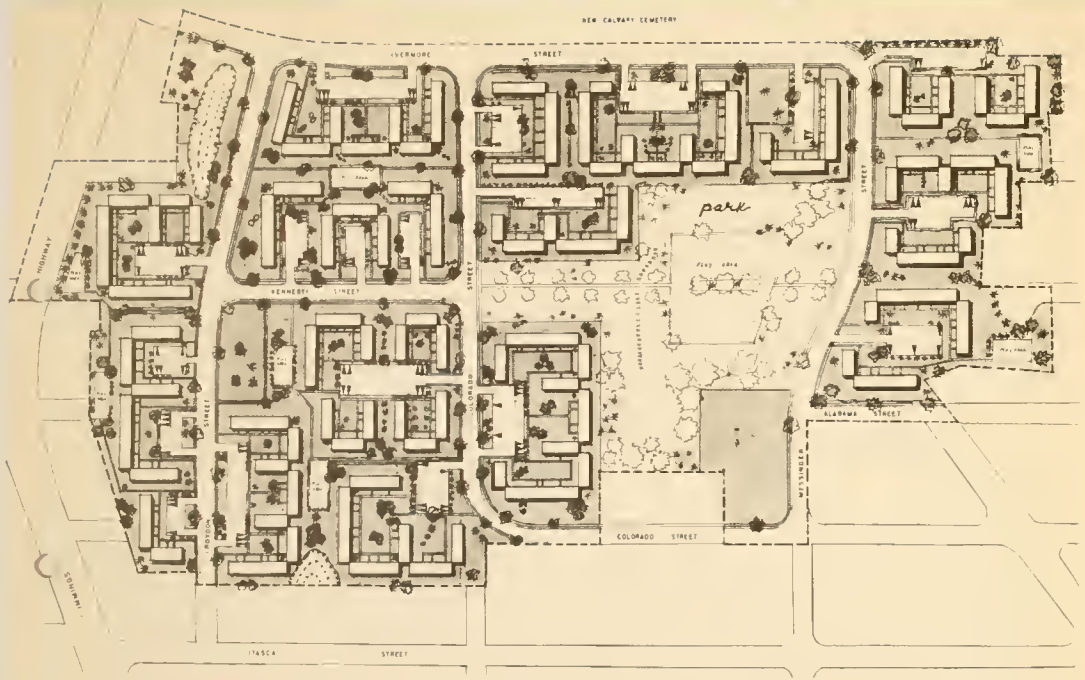


GARDEN APARTMENTS PROPOSED FOR PRIVATE CONSTRUCTION in the largely vacant 42½-acre tract off Cummins Highway and Liver- Street in the Matt[illegible]n.

S. RIGGIO
ARCHITECT

Mattapan
B65R
U C.1

GOV DOC
BRA
203



60% OPEN SPACE WILL REMAIN IN THE GARDEN APARTMENT DEVELOPMENT

which would create 400 new units of middle income housing at rentals from $115 to $150 per month. In addition, 5½ acres of the site will become a public park for the use and enjoyment of residents throughout the surrounding area. The development is planned so as to radiate many substantial benefits to the immediate neighborhood.

THE MATTAPAN URBAN RENEWAL AREA IS A 42½-ACRE TRACT OFF CUMMINS HIGHWAY AND LIVERMORE STREET IN MATTAPAN. THIS TRACT IS TODAY A SPARSELY SETTLED AREA OF TANGLED GROWTH, MARSH AND LEDGE WHICH IS INCREASINGLY BECOMING A DUMPING GROUND FOR ABANDONED CARS, CAST-OFF FURNITURE AND ASSORTED TRASH.

DIFFICULT BUILDING CONDITIONS HAVE PREVENTED DEVELOPMENT

Despite Boston's desperate need for attractive modern family type housing, poor physical condition of the land has prevented private development to the extent that since 1927 — through the post-war building boom — only three houses have been constructed in an area which would comfortably accommodate several hundred families.

A CHALLENGING NEW OPPORTUNITY

Urban Renewal programs now make possible private development of the whole area. Thus, new opportunity is provided to the City of Boston and the Boston Redevelopment Authority to develop the wasted Mattapan tract for 400 units of family oriented garden apartments, closely resembling those in the well-known Hancock Village. The privately built and privately operated garden apartment buildings will be of brick, two-story construction and will feature ample off-street parking as well as open space for play and recreation. Rents would range from $115 to $150 per month

GARDEN APARTMENTS HARMONIZE WITH EXISTING NEIGHBORHOOD

The garden-type apartments will be designed to harmonize with the existing neighborhood. Particular attention has been paid to providing the kind of open space that is attractive to family living. Fully 60% of the land set aside for this development will be devoted to lawns, landscaped open space and offstreet parking areas.

PLAN INCLUDES A NEW SCHOOL

An essential part of the proposed new development is the provision of a new modern school. Under the proposed plan the existing Lowell Mason School, an inadequate four-classroom wooden structure, erected in 1922, would be replaced

IMPROVED PUBLIC FACILITIES FOR THE WHOLE AREA

The creation of tie-in streets, lights and sewers would improve the quality of the facilities and services for the whole area. It would provide better and safer access, better fire protection, street cleaning and snow removal, as well as improved sanitation and safety.

INCREASED PROPERTY VALUES — ENHANCED HUMAN VALUES

Because of the type of residential development proposed and the general improvements thereby provided, property values throughout the general area could be expected to increase significantly while human values and living conditions would be greatly enhanced.

SUMMARY

The proposal provides a challenging opportunity to make use of 42½ acres of wasted land, to provide 400 new and attractive housing opportunities while maintaining the essential character and quality of the surrounding community, to increase revenues to the City of Boston by over $100,000 per year, to enhance human values and living conditions, and to improve property values in the total surrounding area.

BACKGROUND TO DEVELOPMENT . . . *The History of Mattapan's 42½ Acres*

LAND UNUSED THE SIZE OF BOSTON COMMON

The largely unused area to be developed with garden apartments is 42½ acres large — almost the size of Boston Common.

REMAINED VACANT THROUGHOUT BUILDING BOOM

Throughout the greatest building boom in Boston's history, many private owners abandoned land to the City rather than pay small amounts in taxes. Today over 50% of the area is city-owned tax-title property.

URBAN RENEWAL PARTICIPATION MAKES DEVELOPMENT OF AREA POSSIBLE

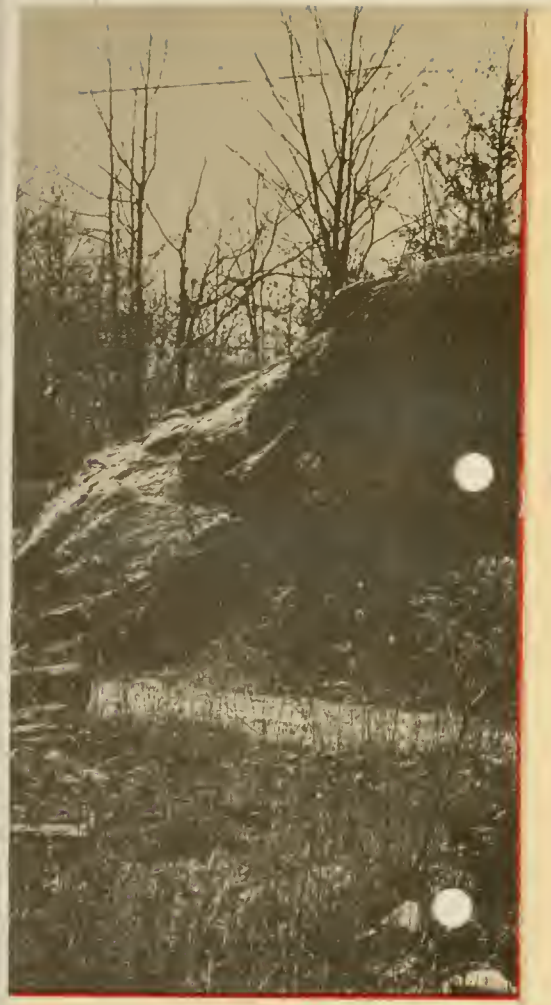
Physical conditions of this land make building costly and difficult. Without Urban Renewal participation the area could not and would not be developed. Current Federal programs make possible the construction of streets, sidewalks, sewers and lights — as well as a new school for the general neighborhood

UNIFIED APPROACH REQUIRED

To qualify for Federal participation, a unified approach to the 42½ acres is required. Out of that consideration, in 1953 the City of Boston withdrew its land from sale until a total approach to the unused area could be worked out. (It should be emphasized that the City's action did not affect over 350,000 square feet of privately owned land which was always available for development — if such had been possible).

GARDEN APARTMENTS MAKE ALL-ROUND GOOD SENSE

The proposed garden-type development makes the best and most effective use of the area, radiates maximum benefits to the surrounding community, while at the same time preserving the general family, residential character of the community



POOR CONDITIONS FOR BUILDING

Physical conditions of much of the land make building difficult and costly. Part of the area is low and poorly drained, with periodic stagnant pools of water. Another part consists of ledge and outcroppings of rock.

SOME HOUSES TO BE ACQUIRED

To make the development feasible and provide maximum benefits to the surrounding community, some 20 residential structures in the 42½-acre site will have to be acquired. (All people potentially affected have been contacted).

TAKINGS REDUCED TO A MINIMUM

Preliminary plans for the proposed development were redrawn many times to insure that every effort and ingenuity were applied to reduce takings to the absolute minimum.

SOUND STRUCTURES WILL BE MOVED

Among the structures affected, there are many which are sound. In every case where physically possible and where the owner desires, sound structures will be moved into an area adjoining nearby single-family development and adjacent to the proposed new park.

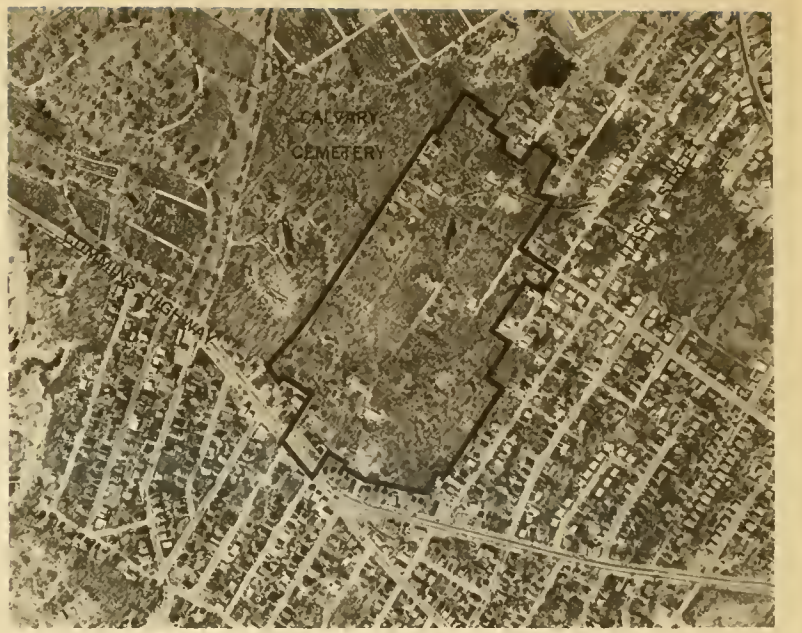
SPECIAL FINANCIAL PROVISIONS AND ASSISTANCE

Where houses cannot be moved, fair market value will be paid. Relocation expenses will also be paid (to both home owners and tenants). In addition, low-downpayment and long-term mortgage provisions are available to owners or tenants wishing to purchase other homes. Expert assistance will be provided in helping to locate the best and soundest values.

FULL-TIME RELOCATION ASSISTANCE

In this instance — as in every instance where relocation is necessary — the Redevelopment Authority believes that it owes special consideration and special obligation to those affected. In fulfillment of that obligation, a full-time relocation staff will be assigned to work with every family affected, to consider their problems individually, to assist them, to guide them, and to stay with them until all are relocated in decent, safe and sanitary housing at prices or rentals they can afford.

BOSTON PUBLIC LIBRARY
3 9999 06352 267 4



JOHN F. COLLINS

MAYOR

T

For
Bos